BOX 28M

BOX 29M

20040712-0082756

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE }
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 380,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th DAY OF July, 2004.

NOTARY PUBLIC

My Commission expires: 7-29-06

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT PREPARED BY:

Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
HILLSBORO CORPORATION (NAME)	Same (NAME)	092-10-0-263.00
2417 Shell Beach Drive (ADDRESS)	(ADDRESS)	
Lake Charles, LA 70601 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 380,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MIKE HUDSON AND SUSAN HUDSON, HUSBAND AND WIFE

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

HILLSBORO CORPORATION

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

Davidson County DEEDWARR
Recvd: 07/12/04 14:39 3pgs
Fees:18.00 Taxes:1406.00

This is unimproved ( ) improved (x) property, known as 512 27th Avenue, North, Nashville, TN 37209
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9th day of July, 2004.

MIKE HUDSON

SUSAN HUDSON

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MIKE HUDSON AND SUSAN HUDSON, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of July, 2004.

My Commission expires:
7-29-06

Jo Ann Smith
Notary Public

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

_____
Notary Public

EXHIBIT "A"

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO KNOWN AS PART OF LOTS 1 AND 2 ON THE PLAN OF M.S. PILCHER'S RESUBDIVISION OF BLOCK D, M.B. AND M.S. PILCHER'S RESUBDIVISION, AS OF RECORD IN PLAT BOOK 57, PAGE 151, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY R. SCOT CHERRY, R.L.S., TN. #1512, DATED FEBRUARY 25, 2003, REVISED JULY 2, 2004, AS FOLLOWS;

BEGINNING AT AN EXISTING IRON ROD AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE, 50 FEET IN WIDTH, AND THE WESTERLY RIGHT-OF-WAY LINE OF 27TH AVENUE N., 50 FEET IN WIDTH;
THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE, WITH THE WESTERLY RIGHT-OF-WAY LINE OF 27TH AVENUE N., SOUTH 00 DEG 56 MIN 34 SEC WEST, 99.40 FEET TO AN EXISTING IRON ROD AT THE INTERSECTION OF THE NORTHERLY RIGHTOF-WAY LINE OF C.S.X. TRANSPORTATION RAILROAD, 65 FEET IN WIDTH;
THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF 27TH AVENUE N., WITH THE NORTHERLY RIGHT-OF-WAY LINE OF C.S.X. TRANSPORTATION RAILROAD, SOUTH 52 DEG 57 MIN 04 SEC WEST, 79.00 FEET TO AN EXISTING IRON ROD AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY No. 945, 16 FEET IN WIDTH;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF C.S.X. TRANPOTATION RAILROAD WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY No. 945, NORTH 86 DEG 43 MIN 31 SEC WEST, 58.31 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH BOOKER T. ANDERSON, AS OF RECORD IN DEED BOOK 9270, PAGE 428, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY No. 945 WITH THE EASTERLY PROPERTY LINE OF BOOKER T. ANDERSON, NORTH 01 DEG 13 MIN 19 SEC EAST, 75.00 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 89 DEG 11 MIN 49 SEC EAST, 10.00 FEET TO AN IRON ROD SET;

THENCE NORTH 01 DEG 07 MIN 54 SEC EAST, 75.11 FEET TO AN EXISTING IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DELAWARE AVENUE;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE, SOUTH 86 DEG 43 MIN 31 SEC EAST, 110.00 FEET TO THE POINT OF BEGINNING, CONTAINING 15,749 SQUARE FEET (0.362 ACRES MORE OR LESS).

BEING THE SAME PROPERTY CONVEYED TO MICHAEL AND SUSAN HUDSON, AS OF RECORD IN DEED INSTRUMENT NO. 200305280017484, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1. Davidson County taxes for 2004, which have been prorated and assumed by the Grantee.

2. Title to that portion of the premises, if any, embraced within the charter Right of Way of the Illinois Central Gulf Railroad.